



Town of Oakville
Planning and Development Council
MINUTES

Date: October 15, 2024
Time: 6:30 p.m.
Location: Council Chamber

Mayor and Council: Councillor Adams
Councillor Chisholm
Councillor Duddeck
Councillor Elgar
Councillor Gittings
Councillor Grant
Councillor Haslett-Theall, Acting Chair
Councillor Knoll
Councillor Lishchyna
Councillor Longo
Councillor McNeice
Councillor Nanda
Councillor O'Meara
Councillor Xie

Regrets: Mayor Burton

Staff: J. Clohecy, Chief Administrative Officer
P. Fu, Commissioner of Community Infrastructure
D. Carr, Town Solicitor
G. Charles, Director of Planning Services
N. Chandra, Assistant Town Solicitor
K. Biggar, Manager of Policy Planning and Heritage
C. Buckerfield, Senior Planner
C. Westerhof, Planner
V. Tytaneck, Town Clerk
J. Radomirovic, Council and Committee Coordinator

The Town of Oakville Council met in regular session to consider planning matters on this 15th day of October, 2024 in the Council Chamber of the Oakville Municipal Building, 1225 Trafalgar Road, commencing at 6:30 p.m.

1. Regrets

As noted above.

2. Declarations of Pecuniary Interest

No declarations of pecuniary interest were declared.

3. Committee of the Whole

Moved by Councillor Elgar

Seconded by Councillor McNeice

That this meeting proceed into a Committee of the Whole session.

CARRIED

4. Consent Items(s)

4.1 Recommendation Report, Draft Plan of Condominium, Mattamy (Joshua Creek) Limited, File No.: 24CDM-24006/1308 – 1415 Dundas Street East and 3006 William Cutmore Boulevard

Moved by Councillor Adams

That the Director of Planning and Development be authorized to grant draft plan approval to the Draft Plan of Condominium (24CDM-24006/1308) submitted by Mattamy (Joshua Creek) Limited, and prepared by R-PE Surveying Ltd. dated September 12, 2024, subject to the conditions contained in Appendix A of the Planning and Development Report dated October 1, 2024.

CARRIED

4.2 Recommendation Report, Draft Plan of Condominium, 2848327 Ontario Limited, File No.: 24CDM-24008/1713 – 78, 80 and 82 Trafalgar Road

Moved by Councillor Adams

That the Director of Planning and Development be authorized to grant draft plan approval to the Draft Plan of Condominium (24CDM-24008/1713) submitted by 2848327 Ontario Limited, and prepared by J.H. Gelbloom Surveying Limited. dated 2024, subject to the conditions contained in Appendix A of the Planning and Development Report dated October 1, 2024.

CARRIED

5. Confidential Consent Item(s)

5.1 Appeal To Ontario Land Tribunal Of Committee of Adjustment Decision CAV A/092/2024 Respecting 147 Elmwood Road, Oakville

Moved by Councillor Chisholm

1. That the appeal to the Ontario Land Tribunal (“OLT”) of the Committee of Adjustment (“COA”) Decision CAV A/092/2024, (“The Decision”), 147 Elmwood Road, be confirmed.
2. That the Town Solicitor or his designate be authorized to pursue this appeal of The Decision in accordance with the position set out in Appendix E attached to this report.
3. That in consultation with the Director of Planning Services or his designate, the Town Solicitor or his designate, be authorized to negotiate a proposed settlement of the Appeal and execute Minutes of Settlement before or at the OLT Hearing in a manner that addresses the issues and concerns identified in Appendix E attached to this report.

CARRIED

6. Public Hearing Item(s)

6.1 Public Meeting Report - Official Plan Amendment and Zoning By-law Amendment, Garden Residences Corporation, 105-159 Garden Drive, File No. OPA 1617.47 and Z.1617.47

For the purposes of Planning Act requirements, the following person(s) made an oral submission:

Michael Testaguzza, Planning Consultant -The Biglieri Group, presented the application on behalf of the owners

Roger Murray , representing the owners of 227, 235 Lakeshore Road West and 114 Garden Drive, expressed opposition to the proposal, expressed the concerns regarding parking shortage and proposed lift-based parking.

Moved by Councillor Chisholm

1. That comments from the public with respect to the proposed Official Plan Amendment and Zoning By-law Amendment submitted by Garden Residences Corporation (File No.: OPA 1617.47 and Z.1617.47), be received.
2. That the analysis fo the following matters of interest to Council be included as part of the recommendation report:
 - a) Parking supply
 - Explore potential provision of parking stackers
 - Maneuverability
 - b) Bedroom mix
 - all three bedrooms currently proposed
 - c) Waste disposal and how it will be handled
 - d) Green standards – Climate Perspective
 - Requirement for green roofs / solar

CARRIED

6.2 Public Meeting and Recommendation Report - Town initiated Official Plan Amendments to preserve the Town's protected employment areas per subsections 1(1.1) and (1.2) of the Planning Act (file No. 52.57.03)

For the purposes of Planning Act requirements, the following person(s) made an oral submission:

Nick Wood, consultant with Tafia Development Corporation, in support of the application.

CLOSED SESSION

Moved by Councillor Knoll

That Council resolve into a closed meeting session for the purpose of advice that is subject to solicitor-client privilege, including communications necessary for that purpose, with respect to Item 6.2 - Public Meeting and Recommendation Report - Town initiated Official Plan Amendments to preserve the Town's protected employment areas per subsections 1(1.1) and (1.2) of the Planning Act (file No. 52.57.03)

CARRIED

RECESS

The meeting recessed from 8:01 p.m., and resumed in closed session at 8:10 p.m.

Council resolved back into open session at 8:26 p.m.

Moved by Councillor Nanda

That By-law 2024-144, a by-law to adopt OPA 332 to the North Oakville East Secondary Plan (1984 Oakville Official Plan), be passed, as revised to include new policy, 7.6.8.2n.

CARRIED

Moved by Councillor Xie

That the staff recommendation as amended, be approved as follows:

1. That comments from the public with respect to the town-initiated official plan amendments (File No. 52.57.03) be received.
2. That Council approve the proposed town-initiated official plan amendments to preserve the town's protected employment areas per subsections 1 (1.1) and (1.2) of the *Planning Act* (File No. 52.57.03).
3. That By-law 2024-143, a by-law to adopt OPA 68 to the Livable Oakville Plan, be passed.
4. That By-law 2024-144, a by-law to adopt OPA 332 to the North Oakville East Secondary Plan (1984 Oakville Official Plan), be passed, as revised to include new policy, 7.6.8.2n.

5. That By-law 2024-145, a by-law to adopt OPA 333 to the North Oakville West Secondary Plan (1984 Oakville Official Plan), be passed.
6. That notice of Council's decision reflect that Council has fully considered all written and oral submissions relating to this matter and that those comments have been appropriately addressed.

CARRIED

7. Discussion Item(s)

7.1 Housing Strategy and Action Plan including Housing Updates

Moved by Councillor Gittings

That the Housing Strategy and Action Plan be referred back to staff.

CARRIED

8. Confidential Discussion Item(s)

8.1 Confidential Legal TOC Update

BEYOND THE HOUR

Moved by Councillor Elgar

That this meeting proceed beyond the hour of 10:30p.m.

CARRIED

Moved by Councillor McNeice

CLOSED SESSSION

That Council resolve into a closed meeting session for the purpose of litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; advice that is subject to solicitor-client privilege, including communications necessary for that purpose; information explicitly supplied in confidence to the municipality by the province; and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf

of the municipality or local board with respect to item 8.1 - Confidential Legal TOC Update.

CARRIED

The meeting resolved into closed session at 10:12 p.m.

Council resolved back into open session at 10:31 p.m.

Moved by Councillor Gittings

That the report from the Legal Department titled "Confidential Legal TOC Update" be received.

CARRIED

10. Rise and Report to Council

Moved by Councillor Xie

That this committee rise and report.

CARRIED

Moved by Councillor Nanda
Seconded by Councillor Elgar

The Mayor arose and reported that the Committee of the Whole has met and has made recommendations on Consent Items 4.1 and 4.2, Confidential Consent Item 5.1, Public Hearing Items 6.1 and 6.2, Discussion Item 7.1, and Confidential Discussion Item 8.1.

CARRIED

11. New Business

There was no new business.

12. Consideration and Reading of By-laws

12.1 By-law 2024-143

A by-law to adopt an amendment to the Livable Oakville Plan, Official Plan Amendment Number 68 (Employment Areas Transition - Preserving the

Town's Protected Employment Areas per Subsections 1 (1.1) and (1.2) of the *Planning Act*, File No. 52.57.03) (Re: Item 6.2).

12.2 By-law 2024-144

A by-law to adopt an amendment to the 1984 Oakville Official Plan as it applies to the North Oakville East Secondary Plan, Official Plan Amendment Number 332 (Employment Areas Transition - Preserving the Town's Protected Employment Areas per Subsections 1 (1.1) and (1.2) of the *Planning Act*, as revised File No. 52.57.03) (Re: Item 6.2).

12.3 By-law 2024-145

A by-law to adopt an amendment to the 1984 Oakville Official Plan as it applies to the North Oakville West Secondary Plan, Official Plan Amendment Number 333 (Employment Areas Transition - Preserving the Town's Protected Employment Areas per Subsections 1 (1.1) and (1.2) of the *Planning Act*, File No. 52.57.03)(Re: Item 6.2).

12.4 By-law 2024-146

A by-law to declare that certain land is not subject to part lot control (Blocks 1, 8, 9, 11, 12 and 18, Plan 20M-1275 – Redoak G & A Inc.)

12.5 By-law 2024-149

A by-law to designate the Crosbie House (south half) at 135 Chisholm Street as a property of cultural heritage value or interest.

12.6 By-law 2024-150

A by-law to designate the Crosbie House (north half) at 137 Chisholm Street as a property of cultural heritage value or interest.

12.7 By-law 2024-151

A by-law to designate the William H. Carson House at 506 Lakeshore Road East as a property of cultural heritage value or interest.

12.8 By-law 2024-152

A by-law to designate The Woodlands at 1242 Bronte Road as a property of cultural heritage value or interest.

12.9 By-law 2024-153

A by-law to designate the Rivaz Family Farmhouse at 3367 Dundas Street West as a property of cultural heritage value or interest.

12.10 By-law 2024-154

A by-law to declare that certain land is not subject to part lot control (Block 1, Plan 20M-1280 – 2667711 Ontario Inc.).

12.11 By-law 2024-155

A by-law to confirm the proceedings of a meeting of Council.

Moved by Councillor Grant

Seconded by Councillor Knoll

That the by-law noted above, be passed.

CARRIED

The Acting Mayor gave written approval of the by-law noted above that were passed during the meeting.

13. Adjournment

The Acting Mayor adjourned the meeting at 10:35 p.m.

Andrea Holland, Acting Town
Clerk